

**EXECUTIVE SUMMARY
OF
REPORT AND RECOMMENDATIONS
FOR
REGULATORY COMPLIANCE
FOR
DEDHAM DEPARTMENT OF PUBLIC WORKS FACILITIES
AT
55 RIVER STREET
DEDHAM, MASSACHUSETTS**

December 12, 2001



VOLLMER ASSOCIATES_{LLP}

ENGINEERS•LANDSCAPE ARCHITECTS•PLANNERS•SURVEYORS

PREFACE

This Executive Summary summarizes the findings and recommendations of Vollmer Associates LLP report entitled *Report and Recommendations for Regulatory Compliance for Dedham Department of Public Works Facilities*, dated December 2001. The report assesses environmental regulatory compliance, health and safety, operations, and conditions at the Dedham Department of Public Works facilities at 55 River Street. It represents the culmination of various investigations and reports by Vollmer Associates and its sub-consultants. The intent of the report is to clearly and concisely unite the findings and recommendations of the various component reports into a single stand-alone document. In combining the various specialty reports, Vollmer modified some of the text in sub-consultant reports for the purposes of brevity, clarity, and consistency. Additionally, Vollmer adjusted cost estimates in sub-consultant reports to account for contingency and engineering, legal and administrative costs.

ACKNOWLEDGEMENTS

Vollmer Associates, LLP would like to express our appreciation to the many Town Officials and Departments who assisted us in the preparation of this report. Particularly Paul G. Keane, P.E., DPW Commissioner; Victor A. Serena Jr., DPW Operations Manager; Max R. Kamel, Assistant Town Engineer; Michael K. Williams, J.D., DPW GIS Administrator, Donna Comperchio, DPW Administrative Assistant, Andrea Brown, DPW Administrative Assistant, John Rosco Maloney, DPW Cemetery Superintendent, and Michael J. Cuneo, PE, Conservation Officer.

We also want to thank the following firms who participated in this report ENSR, Dyer Brown & Associates, Inc., Richard D. Kimball Company, Inc., and GEI Consultants, Inc.

EXECUTIVE SUMMARY

BACKGROUND

In August 2000, the Dedham Conservation Commission issued an Enforcement Order regarding the stockpiling of solid waste materials at the Dedham Department of Public Works (DPW) site at 55 River Street. At issue was the storage of wood products, street sweepings and catch basin cleanings within a Regulated area without approval under the Massachusetts Wetlands Protection Act (MSL C. 131 § 40) and Chapter XXVIII of the Town of Dedham Wetlands Protection Bylaw, ATM April 8, 1996. The Conservation Commission ordered the DPW to stop its current practice of dumping and storing solid waste materials, remove the stockpiled materials, and submit a Notice of Intent (NOI) and a plan to continue operating within the regulated portions of the site.

Additionally, the Massachusetts Department of Environmental Protection (DEP) determined that the Town's method of handling excessive amounts of solid waste materials at the DPW did not constitute good management practices. The DEP issued a Notice of Non-Compliance, ordering the Town to remove the accumulated materials and to prepare a plan for handling the waste materials in compliance with state regulations.

In response to these issues, the DPW has taken or plans to undertake the following action:

1. Removed all of the wood products (about 4,600 cubic yards of material) and relocated the entire stockpile of street sweepings and catch basin cleanings (approximately 1,750 cubic yards) as far from the wetland is practical. Installed a line of hay bales (Refer to Figure 2-1, Existing Conditions, at the end of this summary).
2. Remove the relocated stockpiled street sweepings and catch basin cleanings materials as soon as the Town appropriates the required funds.
3. Retained Vollmer Associates, LLP (Vollmer) to develop an interim operational plan and prepare an NOI for the storage of solid waste materials and other materials that the DPW routinely uses in its day to day operations (Refer to Figure 6-6, Preliminary Operations Plan, at the end of this summary).
4. Asked Vollmer to perform an investigative survey of the DPW facilities for compliance with state and federal regulatory compliance issues pertaining to handling, storing and reporting hazardous materials and occupational health and safety. The culmination of that work is a report entitled *Report and Recommendations for Regulatory Compliance for Dedham Department of Public Works Facilities* (the report), which is the focus of this Executive Summary.

RECOMMENDATIONS

Based on the *report* findings, Vollmer recommends that immediate actions be taken by the Town to address violations of state codes and environmental, health and safety compliance. The recommended actions are tabulated and prioritized on the following page. They are part of nearly \$6 million in immediate and interim repairs and long term improvements recommended by Vollmer (see attached Table 7.1 from the complete report). In general, the costs reported here are anticipated one time costs unless specifically noted as annual or otherwise recurring costs.

SUMMARY OF RECOMMENDATIONS FOR IMMEDIATE ACTION

PRIORITY	RECOMMENDATION	ESTIMATED COST
1	Demolish the condemned Salt Storage Shed.	<i>\$10,000</i>
2	Construct a new Salt Storage Shed	<i>\$300,000</i>
3	Conduct a hazard assessment (\$15,000) air emissions assessment (\$10,500), and noise survey (\$3,000) of operations at the Main Garage/Office Building, Vehicle/Equipment Maintenance Building, and Parks and Recreation Department	<i>\$28,500</i>
4	Implement training and programs to resolve all environmental compliance and health and safety <i>violations of state regulations</i> (\$39,500) outlined and highlighted in Table 7.2 (attached) and to provide a respiratory protection and monitoring plan (\$7,500) and asbestos awareness training (\$2,500).	<i>\$49,500</i>
5	Appropriate an annual budget for removal and disposal of all street sweepings, catch basin cleanings, and brush.	<i>\$345,000</i>
6	Retain a Contractor to load, haul, and dispose the current stockpile of street sweepings and catch basin material.	<i>\$411,000</i>
7	Prepare a NOI and implement the Interim Operations Plan (see attached Figure 6-6) to comply with DEP and Dedham Conservation Commission issues pertaining to handling and storage of solid waste materials within regulated portions of the site.	<i>\$486,000</i>
8	Install a fire suppression system, fire alarm system, smoke/heat detectors, and emergency and exit lighting.	<i>\$133,000</i>
9	Install a natural gas standby power generator with automatic transfer switch.	<i>\$130,000.</i>
10	Replace the roof on the Main Garage/Office Building.	<i>\$227,000</i>
11	Inspect, clean, and smoke and/or dye test the Lower Level/Vehicle Storage Garage floor drain system to confirm the point of discharge. Clean the oil/water separator and inspect for proper operation.	<i>\$8,500</i>
12	Depending on the results of inspection of the floor drain system, if necessary, replace floor drains and under floor piping, including tight tanks, grease and oil trap and manhole.	<i>\$42,000</i>
13	Prepare for the March 2003 change in federal regulations by applying for a NPDES permit and preparing a SWPPP.	<i>\$5,000.</i>
14	Before implementing the balance of immediate repairs (\$510,000), or any interim repairs (\$315,000) or long term improvements (\$2,851,000) outlined in Table 7.1, conduct a Feasibility Study (including schematic design) to determine the cost-effectiveness of renovating and expanding the current DPW facilities, to comply with MAAB/ADA and building code requirements and to satisfy spatial needs, versus constructing a new DPW facility at another location. Based on the results of the Feasibility Study, reassess the need and prioritize the implementation of the immediate and interim repairs and the long-term improvements	<i>\$30,000</i>
Total Estimated Cost		<i>\$2,205,500</i>

SIGNIFICANT REPORT FINDINGS

Some of the more significant *report* findings revealed by the investigative survey are the following:¹

A. Operations and Facilities' Issues

- The Salt Storage Shed incurred serious damage to the roof trusses due to heavy equipment operating inside the shed. The damage jeopardized the structural integrity of the building. Because of this, the DPW removed the roof and outer shell. The remaining structure needs to be removed in the near future.
Estimated Cost:**\$10,000**
- A new salt storage shed with greater space to allow for mixing of salt and sand inside the building.
Estimated Cost:**\$300,000**
- A fire suppression system, fire alarm system, smoke/heat detectors and emergency and exit lighting are necessary in the Main Garage/Office Building to meet state building code.
Estimated Cost:**\$133,000**
- There is no backup power supply in the event of a power outage. A natural gas standby power generator with automatic transfer switch should be provided.
Estimated Cost:**\$130,000**
- The roof of the Main Garage/Office Building is deteriorating and needs to be replaced.
Estimated Cost:**\$227,000**
- The Main Garage/Office Building, Vehicle/Equipment Maintenance Building, and Parks and Recreation Department Garage do not comply with Massachusetts Architectural Access Board (MAAB) and Americans with Disability Act (ADA) requirements.
Estimated cost to make these buildings MAAD/ADA compliant:**\$185,000**
- In addition to the above MAAB/ADA and fire protection code requirements, there are numerous other building code requirements that need to be implemented.
Estimated Cost:**\$258,500**
- The Administrative Office area lacks space for storage of drawings and files, meetings, separation of heating, ventilating and air conditioning (HVAC) equipment for the computer system hub, and is generally not sufficient for the present office functions. An additional 2,000 square feet is required for the current operations.
Estimated Cost:**\$764,000**

¹ All estimated costs presented under this paragraph include a 25% contingency and 20% for engineering, legal and administrative costs.

- The Lower Level Vehicle Storage Garage is not adequate to store the DPW fleet of vehicles. Approximately 8,000 square feet of additional space is required to adequately maneuver and store vehicles.
Estimated Cost:**\$1,200,000**
- In addition to the above, the DPW facilities are in need of other immediate and interim repairs and long term improvements such as, masonry repairs, energy efficient windows and doors, insulation, upgraded electrical service and lighting, interior and exterior painting, flooring, etc (Refer to Table 7. 1).
Estimated Cost:**\$1,056,000**
- The Town should conduct an economic analysis to determine if the current off-site vehicle fueling operation would be more cost-effective than an on-site fueling operation. If cost-effective, bulk storage and dispensing of fuel on-site should be provided.
Estimated Cost:**\$263,000**
- The existing stockpile of materials from street sweeping and catch basin cleaning and miscellaneous wastes should be removed and disposed in a landfill permitted by DEP to accept solid waste materials.
Estimated Cost:**\$411,000**
- The Town should appropriate an annual budget for removing and disposing all materials from street sweeping and catch basin cleaning and miscellaneous wastes.
Estimated Cost:**\$345,000**
- To comply with DEP and Dedham Conservation Commission issues pertaining to handling and storage of solid waste materials within regulated portions of the DPW site, the town prepare a NOI for and implement the Interim Operations Plan (see attached Figure 6-6).
Estimated Cost:**\$486,000**

B. Regulatory Compliance Issues

The following are environmental compliance and health and safety issues that the DPW needs to resolve². Many of them are *violations of state regulations* that can be taken care of through the implementation of training programs. Certain issues can be resolved by implementation of best management practices and general housekeeping practices. Other issues need additional investigation. It is noted that EPA personnel during unannounced inspections at DPW facilities in the Towns of Natick and Watertown cited many of the same violations and assessed heavy fines for non-compliance. While similar violations have been observed at the Dedham DPW site, they are not of the same magnitude as those that were cited at the Natick and Watertown DPW.

² Estimated costs presented under this paragraph represent consultant fees and capital costs only.

Environmental Compliance

The DPW facility is identified by the DEP as a Very Small Quantity Generator (VSQG) of hazardous wastes, i.e., less than 220 pounds in a month. The DPW generates waste oil, which is classified by DEP as a hazardous waste and must be manifested. DPW should establish a procedure for record keeping of all hazardous waste manifests and the reporting of same to state and federal agencies. The lack of records for waste oil was an issue in the aforementioned DEP Notice of Non-Compliance. The cost of establishing such a procedure is included under MSDS training in the following paragraph.

- Material Safety Data Sheets (MSDS) are required by state regulations to be maintained on file for all chemicals kept on site. The DPW does not maintain MSDS, which is a *violation of state regulations*. The DPW should implement a MSDS program including annual reviews of oil and hazardous materials (OHM) inventories (Article 6.3.1 in attached Table 7.2).
Estimated Cost:**\$14,000**
- DPW personnel presently are not trained in hazardous waste management (storage, handling and disposal), which is a violation of state regulations. The DPW should develop a hazardous waste handling training program, including the proper labeling of hazardous waste (Article 6.3.2.).
Estimated Cost:**\$4,000**
- As a hazardous waste generator, the DPW does not have a program to train personnel in emergency response procedures, which is a violation of state regulations. The DPW should develop a hazardous waste emergency response procedures program for each building, including posting emergency phone numbers and contact names next to phones in the buildings at the site (Article 6.3.4).
Estimated Cost:**\$49,000**
- A series of solvent and petroleum related releases were reported to have occurred at the DPW site. The nature of these releases and the extent of remedial response actions by the DPW are unknown. These releases have the potential to adversely impact this location resulting in a violation of state regulations. Based on historic and current site use, a subsurface investigation should be conducted to determine any environmental impacts to soil and groundwater (Article 3.4).
Estimated Cost:**\$15,000**
- In six (6) locations at the DPW, some flammable and combustible liquids are not stored in an approved cabinet. This is a violation of state regulations. DPW should provide approved cabinets for storage of all flammable or combustible liquids (Article 6.5).
Estimated Cost:**\$12,000**
- The disposal of street sweepings and catch basin cleanings is regulated by the DEP, which allows the disposal of uncontaminated street sweepings and catch basin cleanings at any lined

of unlined landfill that is permitted to accept solid waste. If required by the DEP, this material should be tested to confirm the presence of oil and hazardous materials (OHM) prior to disposal (Article 6.7).

Estimated Cost:\$2,000

- As a municipality, the DPW site is exempt from National Pollutant Discharge Elimination System (NPDES) requirements until March of 2003. At that time, a permit and a Storm Water Pollution Prevention Plan (SWPPP) will be required. The DPW should prepare for the March 2003 change in federal regulations by applying for a NPDES permit and preparing a SWPPP (Article 6.10).

Estimated Cost:\$5,000

- Although no apparent violations were observed relative to possible Polychlorinated Biphenyl's (PCB) at the site, it is suspected the light ballasts throughout the facilities may contain PCB. If renovations are performed to the lighting system, new light ballasts should be installed (Article 6.1 1).

Estimated Cost:\$1,500

- According to state regulations and guidance, floor drains that discharge to ground are prohibited in areas where hazardous materials are used, stored, or otherwise managed. The condition and operation of the Lower Level Vehicle Storage Garage drainage system is unclear. Following a 1998 spill of a petroleum based fuel additive into the floor drains, the drains may have been disconnected from the sanitary sewer line and may now be acting as drywells. The system should be inspected, cleaned as necessary, and smoke or dye tested to confirm the point of discharge. The existing oil/water separator should also be cleaned and inspected for proper operation (Article 6.12).

Estimated Cost:\$8,500

- Depending on the results of inspection of the floor drain system, if necessary, replace floor drains and under floor piping, including tight tanks, grease and oil trap and manhole.

Estimated Cost:\$42,000

Health and Safety

- The DPW does not currently have an emergency response and notification procedure (Hazard Communication Program) in-place for the release of hazardous waste, which is a violation of state regulations (Article 4.2). The DPW should develop an annual Hazardous Communication Program.

Estimated Cost:\$3,500

- Although no violations of state and federal regulations were observed relative to hazard assessment and personal protection equipment (PPE), a hazard assessment should be conducted for operations that may present a hazard to employees, to ensure employees are outfitted with the proper PPE (Article 4.3).

Estimated Cost:\$15,000

- Respiratory protection is not routinely used and enforced. A respiratory protection and monitoring plan should be implemented (Article 4.4).
Estimated Cost:\$7,500
- DPW provides hearing protection to employees but does not have a hearing conservation program. A program should be developed to monitor noise levels and train personnel in the proper use of hearing protection (Article 4.5).
Estimated Cost:\$39,000
- Two grinding/buffing machines (one in the Carpentry Shop and one in the Parks and Recreation Department Garage) were found on-site that did not have proper guards, which is a violation of state regulations (Article 4.8).
Estimated Cost:\$29,000
- Prior to performing any repair, restoration, or work involving the removal or alteration of paint surfaces, a detailed investigation into the presence or absence of lead paint should be performed. The cost of a lead survey is estimated at \$800 per building/location (Article 4.9).
Total Estimated Cost:.....\$3,200
- Vollmer has learned that certain DPW personnel may have experienced headaches due to vehicle exhaust (carbon monoxide) and oil fumes in the Lower Level Vehicle Storage Garage. It is not know whether the levels of carbon monoxide trigger the requirement of an air quality permit by state regulations. An air emissions assessment should be performed at the Main Garage/Office Building, Vehicle/Equipment Maintenance Building, and the Parks and Recreation Department Garage to determine if the ambient air quality triggers a permit and to aid in the design of mechanical exhaust system (Article 4. 10).
Estimated Cost:\$10,500
- An Operation and Maintenance Plan was prepare for asbestos within the Main Garage/Office Building and the Lower Level Vehicle Storage Garage. The following plan of action (Article 4.1 1) should be taken with respect thereto: conduct awareness training (\$2,500), sample and test any ACM for asbestos content prior to any demolition (\$4,000), and wipe samples and testing of vehicle brake linings for presence of asbestos (\$1,500).
Total Estimated Cost:.....\$8,000

The following tables give a breakdown of the various costs that Vollmer anticipates the Town will incur in bringing its DPW facilities into compliance with current environment, health & safety, and building code requirements. Please refer to the full report and its associated appendices for a complete and detailed discussion of the issues and remedial costs.

This concludes the Executive Summary of the *Report and Recommendations for Regulatory Compliance for Dedham Department of Public Works Facilities* prepared by Vollmer Associates LLP and dated December 2001.

Table 7.1						
Report and Recommendations for Regulatory Compliance for Department of Public Works Facilities						
55 River Street, Dedham, Massachusetts						
Estimate of Probable Cost						
December 12, 2001						
Facility	Description of Improvement	Cat.	Preliminary Estimated Costs*			Comments
			Immediate Repair	Interim Repair	Long Term Improvement	
Main Garage/Office Building	Architectural Improvements					
	Exterior Renovations					
	Replace Sealant Joints Between Concrete Columns and CMUs	IN		\$ 20,000		
	Repoint Exterior Masonry	IN		\$ 54,000		Repoint CMU & Replace damaged units
Immediate Action Item	Roof replacement	I	\$ 227,000			Roof requires complete replacement
	Replace Exterior Windows	IN		\$ 55,000		Add Thermal Windows
	Add Exterior Insulation Finishing System (EIFS)	LT			\$ 101,000	Install a Stucco Covered rigid insulation system
	Repave Parking Lot	LT			\$ 96,000	repave entire site
	Subtotal Exterior Renovations		\$ 227,000	\$ 129,000	\$ 197,000	
	Entrance/Vestibule Reception Area					
	Construct Exterior Handicap Ramp	I	\$ 61,000			MAAB/ADA Code Requirement.
	Construction New Exterior Vestibule	I	\$ 19,000			New foundation and glass storefront.
	Add Unisex Handicap Restroom	I	\$ 26,000			Cost assumes \$3000/fixture & would be built in Secretary Office
	Modify Door Hardware to ADA approved	I	\$ 5,000			MAAB/ADA Code Requirement
	Subtotal Entrance/Vestibule Reception Area		\$ 111,000			MAAB/ADA Code Requirement
	Administrative Offices					
	Install New Flooring throughout	IN		\$ 12,000		
	Expand First Floor for added Office Space	LT			\$ 764,000	2,000 SF Based on Needs Assessment
	Provide Secondary Egress	I	\$ 4,000			Add exterior door to Commissioner's Office. Code Requirement
	Install Fire Wall @ Garage Wall	I	\$ 6,000			Wall at north of the office needs to be fire rated. Code Reg.
	Add Handrail to Egress Stairs	I	\$ 1,000			MAAB/ADA Code requirement
	Relocate Radiation from Stair	I				See HVAC
	Change Locksets Throughout		\$ 12,000			MAAB/ADA Code requirement
	Subtotal Administrative Offices	I	\$ 23,000	\$ 12,000	\$ 764,000	
	Lower Level Garage/Vehicle Storage					
	Convert Paint Shop to Men's Restroom/Shower Room	I	\$ 24,000			Building Code Requirement
	Renovate Men's Room into Women's Restroom/Shower Room	I	\$ 19,000			Building Code Requirement
	Reconfigure Locker Room into Separate Men's & Women's Locker Room	LT			\$ 60,000	Building Code Requirement
	Replace Boiler Room Door	I	\$ 3,000			MAAB/ADA Code requirement
	Remove Carpentry Shop Structure and Stairs	IN		\$ 8,000		Building Code Requirement
	Addition to Garage	LT			\$ 1,200,000	Add 8,000 s.f. for vehicle storage and misc. functions
	Replace Overhead Doors	LT			\$ 102,000	
	Replace all exterior egress doors	I	\$ 7,000			MAAB/ADA Code requirement
	Install Vestibule For Second Floor Stairway	I	24,000.00			Building Code Requirement
	Subtotal Lower Level/Vehicle Storage		\$ 77,000	\$ 8,000	\$ 1,362,000	
	Subtotal Architectural Improvements		\$ 438,000	\$ 149,000	\$ 2,323,000	
*Includes 25% Contingencies, 20% Engineering, Legal & Administrative						

Report and Recommendations for Regulatory Compliance for Department of Public Works Facilities

55 River Street, Dedham, Massachusetts

Estimate of Probable Cost

December 12, 2001

Facility	Description of Improvement	Cat.	Preliminary Estimated Costs*			Comments
			Immediate Repair	Interim Repair	Long Term Improvement	
Main Garage/Office Building	Mechanical And Electrical					
	HVAC Improvements					
	Replace Split AC System	LT			\$ 14,000	
	Replace 3 thru-wall AC units w/ Hot Water Coils	LT			\$ 10,000	
	Remove AC Unit in Foreman's Office/Install New Unit	I	\$ 2,000			Code Requirement
	New Exhaust System for Men's Restroom and Locker Room	I	\$ 12,000			
	Revise Combustion Air Ductwork	I	\$ 5,000			Code Requirement
	New Exhaust for Bathrooms & Locker Room	I	\$ 2,000			
	Replace Gas Fired Heating/Ventilating Unit in Boiler Room.	IN		\$ 10,000		
	Dust Collection for Woodworking shop	LT			\$ 10,000	
	Install Hot Water Unit Heater in Carpentry Shop	LT			\$ 4,000	
	Remove abandoned garage heating units & flues	I	\$ 3,000			
	Carbon Monoxide/Diesel fume detectors w/ exhaust fans and make up air in garage	I	\$ 48,000			
	New Boiler, Pumps, Expansion Tank, Air Separator, piping & Controls	LT			\$ 24,000	
	Relocate Radiation from Stair	I	\$ 3,000			Code Requirement
	Subtotal HVAC		\$ 75,000	\$ 10,000	\$ 62,000	
	Plumbing/Fire Protection Improvements					
	Provide Handicap Accessible fixtures	I	\$ 18,000			Assuming unisex restroom in Admin & separate facilities in Garage
	Provide New Low Flow Fixtures	I	\$ 43,000			Building Code Requirement
	Replace Shower Valves and Add Floor Drains			\$ 19,000.0		
Immediate Action Item	Add Fire Suppression	I	\$ 106,000			Building Code Requirement
Immediate Action Item	Clean & Test Garage Drains & oil/water separator	I	\$ 8,500			For Possible Code Violation
Immediate Action Item	Replace Floor Drains, under floor piping, grease traps, oil traps	I	42,000.00			Building Code Requirement
	Subtotal Plumbing /Fire Protection Improvements		\$ 217,500	\$ 19,000	\$ -	
	Electrical Improvements					
	Upgrade Electric Service	I	\$ 14,000			
Immediate Action Item	Install Emergency Lighting	I	\$ 16,000			MAAB/ADA & Building Code Requirement
Immediate Action Item	Emergency Generator	I	\$ 130,000			
Immediate Action Item	Automatic Fire Alarm System	I	\$ 5,000			MAAB/ADA & Building Code Requirement
	Site Lighting	I	\$ 12,000			
	Convenience Outlets in new restrooms and locker rooms	IN		12,000.00		
	Subtotal Electrical Improvements		\$ 177,000	\$ 12,000	\$ -	
	Subtotal Mechanical and Electrical Renovations	LT	\$ 469,500	\$ 41,000	\$ 62,000	
		IN				

Report and Recommendations for Regulatory Compliance for Department of Public Works Facilities

55 River Street, Dedham, Massachusetts

Estimate of Probable Cost

December 12, 2001

Facility	Description of Improvement	Cat.	Preliminary Estimated Costs*			Comments
			Immediate Repair	Interim Repair	Long Term Improvement	
	Total Preliminary Cost Estimate for Main Building		\$ 907,500	\$ 190,000	\$ 2,385,000	
	Architectural					
Vehicle/Equipment Maintenance Building	Interim Roof Repair	IN		\$ 5,000		
	Roof Replacement	LT			\$ 74,000	Includes 2" rigid insulation and EPDM roofing
	Seal Cracks	I	\$ 2,000			
	Repoint Masonry Joints	I	\$ 3,000			
	Paint Interior	IN		\$ 20,000		
	Apply EIFS Finish on Exterior Walls	LT			\$ 30,000	
	Replace Door Locksets with Lever Type	I	\$ 1,000			MAAB/ADA Code Requirement
	Repair Compressor Exhaust Opening in Wall	I	\$ 1,000			
	Install Concrete Floor for Unisex Restroom & Accessories	IN		\$ 4,000		Building Code Requirement
	Replace Overhead and Egress Doors	IN		\$ 15,000		Egress MAAB/ADA Code Requirement
	Paint Exterior Walls	IN		\$ 20,000		
	Subtotal Architectural Improvements		\$ 7,000	\$ 64,000	\$ 104,000	
	Mechanical and Electrical					
	HVAC Improvements					
	Clean and Service Propeller Fans	I	\$ 2,000			
	Install Carbon Monoxide/Deisel Fume Detection System	I	\$ 28,000			
	Subtotal HVAC	I	\$ 30,000			
	Plumbing and Fire Protection Improvements					
	Provide Unisex Restroom	I	\$ 6,000			Building Code Requirement
	Install Wash Basin	I	\$ 4,000			
	Install Electric Water Heater	I	\$ 2,000			
	Subtotal Plumbing and Fire Protection Improvements		\$ 12,000			
	Electrical Improvements					
	Upgrade Service	I	\$ 8,000			
	Upgrade Pendent Fluorescent Lighting	I	\$ 2,000			
	Install Emergency Lighting & Exit Lighting	I	\$ 2,000			MAAB/ADA & Building Code Requirement
	Install Convenience Receptacles	I	\$ 10,000			
	Install Fire Alarm, Smoke/Heat Detectors, & Manual Pull Station	I	\$ 2,000			Building Code Requirement
	Subtotal Electrical Improvements		\$ 24,000			
	Total Preliminary Cost Estimate for Vehical/Equipment Maintenance Building		\$ 73,000	\$ 64,000	\$ 104,000	

Report and Recommendations for Regulatory Compliance for Department of Public Works Facilities

55 River Street, Dedham, Massachusetts

Estimate of Probable Cost

December 12, 2001

Facility	Description of Improvement	Cat.	Preliminary Estimated Costs*			Comments
			Immediate Repair	Interim Repair	Long Term Improvement	
Parks and Recreation Department Building	Architectural					
	Interim Roof Repair	IN		\$ 4,000		
	Roof Replacement	LT			\$ 65,000	Includes 2" rigid insulation and EPDM roofing
	Seal Cracks	I	\$ 2,000			
	Repoint Masonry Joints	I	\$ 3,000			
	Paint Interior	IN		\$ 20,000		
	Apply EIFS Finish on Exterior Walls	LT			\$ 34,000	
	Replace door locksets w/ lever type	I	\$ 1,000			
	Replace Overhead and Egress Doors	IN		\$ 17,000		Egress MAAD/ADA Code Requirement
	Paint Exterior Walls	IN		\$ 20,000		
	Add Break Room, Office, Storage & Paint Shop	I	\$ 36,000			
	Add Door between garages for restroom Access	I	\$ 2,000			
	Subtotal Architectural Improvements		\$ 44,000	\$ 61,000	\$ 99,000	
	Mechanical and Electrical					
	HVAC Improvements					
	Replace Two Existing Gas Fired Unit Heaters	I	\$ 5,000			
	Install Exhaust Fans, Intake Louvers, Controls	I	\$ 3,000			
	Subtotal HVAC Improvements		\$ 8,000			
	Plumbing and Fire Protection Improvements					
	Provide Sanitary Waste and Vent Piping	I	\$ 12,000			
	Provide Domestic Hot Water System	I	\$ 3,000			
	Subtotal Plumbing and Fire Protection Improvements		\$ 15,000			
	Electrical Improvements					
	Upgrade Lighting Outlets and Convenience Power	I	\$ 1,000			
Immediate Action Item	Install Emergency Lighting and Exit Signs	I	\$ 1,000			MAAB/ADA & Building Code Requirement
Immediate Action Item	Install Fire Alarm, Smoke/Heat Detectors, & Manual Pull Station	I	\$ 1,000			MAAB/ADA & Building Code Requirement
	Subtotal Electrical Improvements		\$ 3,000			
	Total Preliminary Cost Estimate for Parks and Recreation Department Building		\$ 70,000	\$ 61,000	\$ 99,000	
Salt Storage Shed	Salt Shed Improvements					
Immediate Action Item	Demolition and Dispose Existing Shed	I	\$ 10,000			
Immediate Action Item	Construct New Salt Storage Shed	I	\$ 300,000			60ft. By 104 ft. side entry

December 12, 2001

Page 5 of 5

Table 7.2
Cost Summary
Environmental and Health and Safety Issues

		DPW Site	Main Garage/Office Building					Maintenance	Parks	Annual	TOTALS
Article	Description		Carpentry	Foreman's	Sign	Maint.	Garage				
	Environmental Compliance Summary										
6.3.1	Hazardous Waste Generator Status	\$2,500				▶	\$2,500	\$2,500	\$2,500	\$4,000	\$14,000
6.3.2	Hazardous Materials Storage, Handling & Disposal	\$1,000				▶	\$1,000	\$1,000	\$1,000		\$4,000
6.3.3	Spill Prevention Control and Countermeasures										\$0
6.3.4	Emergency Response and Notification	\$1,000				▶	\$1,000	\$1,000	\$1,000		\$4,000
6.3.5	Emergency Response Information									(included in 6.3.4)	\$0
6.4	Used Oil Management									(included in 6.3.1 and 6.3.4)	\$0
3.4	Groundwater/Soil Contamination	\$15,000									\$15,000
6.5	Storage of Flammable Materials		\$2,000	\$2,000	\$2,000	\$2,000		\$2,000	\$2,000		\$12,000
6.7	Solid Waste Material Testing	\$2,000									\$2,000
6.10	NPDES Permitting	\$5,000									\$5,000
6.11	PCB Use and Management					▶	\$500	\$500	\$500		\$1,500
6.12	Indirect Discharges/Floor Drains	\$1,500					\$6,000			\$1,000	\$8,500
	SUBTOTAL	\$28,000	\$2,000	\$2,000	\$2,000	\$2,000	\$11,000	\$7,000	\$7,000	\$5,000	\$66,000
	Health and Safety Summary										
4.2	Hazard Communication									\$3,500	\$3,500
4.3	Personal Protective Equipment/Haz. Assessment					▶	\$5,000	\$5,000	\$5,000		\$15,000
4.4	Respiratory Protection/Exposure Monitoring					▶	\$2,500	\$2,500	\$2,500		\$7,500
4.5	Hearing Conservation					▶	\$1,000	\$1,000	\$1,000		\$3,000
4.6	Fire Extinguishers				\$0			\$0		(included in 6.3.4)	\$0
4.7	Electrical Safety							\$0			\$0
4.8	Machine Guarding		\$1,000						\$1,000		\$2,000
4.9	Lead Paint	\$800				▶	\$800	\$800	\$800		\$3,200
4.10	Air Emissions					▶	\$3,500	\$3,500	\$3,500		\$10,500
4.11	Asbestos Actions	\$8,000									\$8,000
	SUBTOTAL	\$8,800	\$1,000	\$0	\$0	\$0	\$12,800	\$12,800	\$13,800	\$3,500	\$52,700
	TOTAL	\$36,800	\$3,000	\$2,000	\$2,000	\$2,000	\$23,800	\$19,800	\$20,800	\$8,500	\$118,700
	VIOLATIONS SUBTOTAL	\$4,500	\$3,000	\$2,000	\$2,000	\$2,000	\$4,500	\$6,500	\$7,500	\$7,500	\$39,500

Note: The \$12,000 amount for 6.5 includes \$4,000 of non-violation related costs.

Shaded and italicized items indicate violations. Arrows indicate entire building.

